

Circle K Sales of Beer & Wine for Off-site Consumption

Conditional Use Permit, CUP24-047

2799 4th Street

May 8, 2025

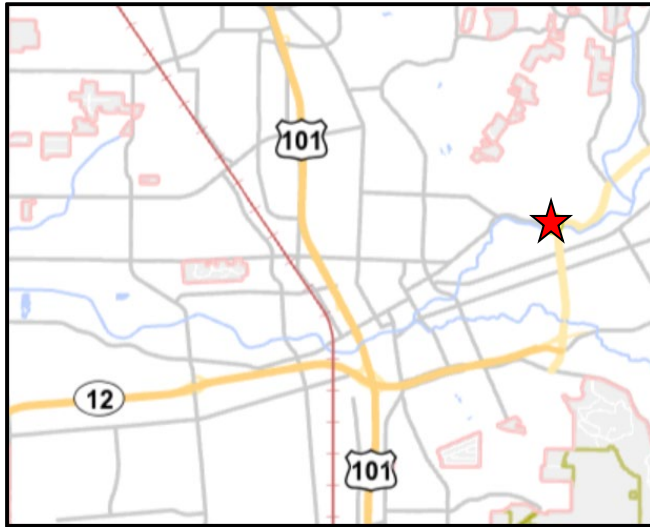
Hana Michaelson, Contract Planner
Planning and Economic Development

Project Description

Conditional Use Permit to allow sale of beer and wine for off-site consumption at the existing Circle K store and 76 gas station.



Project Location



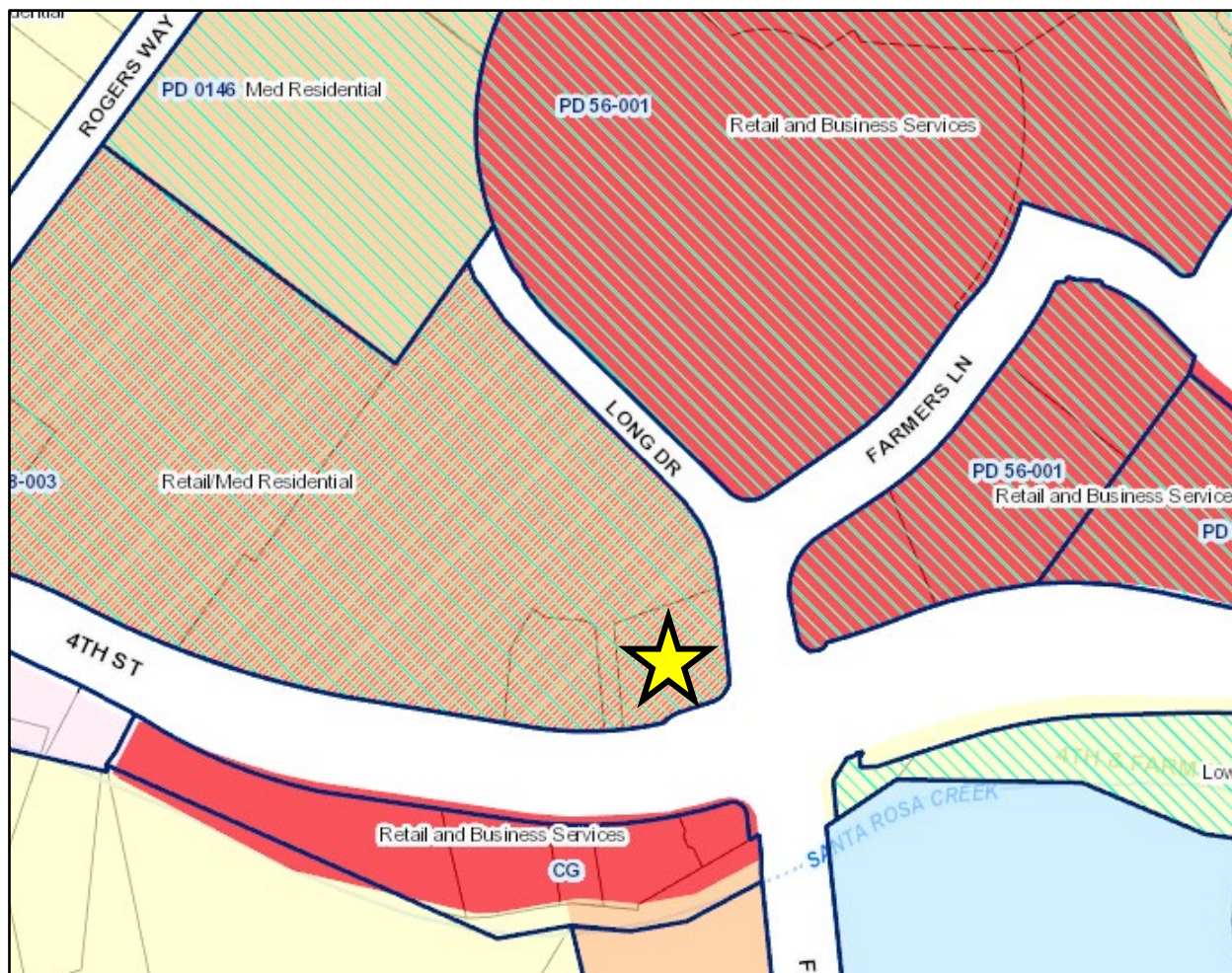
General Plan & Zoning

General Plan:

Retail and Business Services & Medium Density Residential

Zoning:

PD 98-003 (Planned Development)



Project History

- **September 10, 2024** - Project application submitted
- **November 1, 2024** - Notice of Application distributed
- **April 25, 2025** - Planning Commission public hearing notice distributed

Criteria for Review

- Public convenience or necessity;
- Crime rates compared to other areas;
- Concentration of alcohol licenses;
- Alcohol-related crime in and surrounding areas;
- Proximity to schools, parks, daycares, and religious sites; and
- Site design features that reduce loitering, improve visibility, and ensure safety.



Environmental Review

California Environmental Quality Act (CEQA)

Reviewed in compliance with CEQA:

- CEQA Guidelines Section 15301 -Involves a negligible expansion to an existing convenience store (General Retail)
- CEQA Guidelines Section 15183 -Consistent with General Plan
- CEQA Guidelines Section 15300.2 -No reasonable possibility project will have a significant effect on the environment

Public Comments

- The sale of alcoholic beverages from a gas station
- Support for the off-site sale of beer and wine at this location



Issues/Findings

- There are no unresolved issues as a result of staff review.
- Staff analysis has concluded findings can be met. The applicant has reviewed and accepted the Conditions of Approval.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a Conditional Use Permit to allow the sale of beer and wine for off-site consumption at the existing Circle K Store and 76 gas station located at 2799 4th Street.

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